



DRAFT
Minutes of a (Virtual) meeting of the Town Council
held on Monday 18th May 2020 at 7.00pm using
‘Microsoft Teams’

Present:

Councillors: Neil Gibbs Chairman, Carol Kambites Vice Chair, Leigh Binns, Debbie Curtis, Michael Davis, Tim Jackson, Kevin Parsons, Pam Swain, Jennie Smith, David Thorpe and Theresa Watt

In Attendance: Carlos Novoth, Town Clerk. County Cllr Lesley Williams. Both the Deputy Clerk Rachel Russell and the Council’s Facilities and Communications Coordinator Jayne Bailey provided officer support at the meeting.

Attendees were reminded that the Proceedings of the meeting could be filmed, photographed or recorded.

There were no members of the public at the meeting.

A G E N D A

- TC2404 To receive apologies**
Apologies were received from Cllrs John Parker and Gwen Atkinson.
Apologies were also received from Ward Cllr Mattie Ross
- TC2405 To receive declarations of interest**
Four declarations of interest were made during the meeting; all related to agenda item TC2412:-
Cllr Debbie Curtis - planning reference 20/0769/FUL
Cllr Mike Davis - Planning reference 20/0232/FUL
Cllr David Thorpe - Planning References 20/0658/FUL and 20/0750/FUL
Cllr Leigh Binns - Planning reference 20/0831/FUL

- TC2406** **To approve the minutes of the Town Council held on 27th April 2020**
The minutes were **ACCEPTED** as a true and accurate record of the meeting; the minutes to be duly signed by the Chairman at a later date.
- TC2407** **To receive brief reports from County Council and Ward Councillors**
Council noted Cllr Lesley Williams written report. A question was raised in relation to the timing of the resurfacing of the High street, with Cllr Williams confirming that it was scheduled to take place over 2 Sundays during the Autumn. She also confirmed that she had not had any feedback in relation to the Glos' Local Transport Plan (Rail Review).
Cllr Williams highlighted the availability of GCC funding for highways; it was agreed that she would be forwarded a list of local projects that required financial support; this would include damage to the bridge on footpath 11 near the newt pond on the Court View estate.
(Cllr Williams left the meeting at this point)
- TC2408** **To receive RFO's report including the bank reconciliation for April 2020**
The Clerk (RFO) provided an update on the successful bank reconciliation for April's payments noting that it had been undertaken using the Council's new finance software, 'Edge'. The reconciliation now includes a reference to the council's investments (a slight error had been noted by the clerk - he confirmed this would be rectified) The Clerk gave his and the Deputy Clerk's thanks to the Facilities and Communications Coordinator Jayne Bailey for her excellent work.
Council **NOTED** the reconciliation and associated budget reports.
- TC2409** **To approve payments in accordance with the budget to date as listed**
Council **APPROVED** the payments as presented by the RFO.
- TC2410** **To consider outstanding debts owed to the council for the financial year 2019/20**
The Clerk presented his report to Council.
Council **APPROVED** the Clerk's recommendation: For Council to write off the Newsletter derived income of £475 for the financial year 2019/20 in light of the continuing financial difficulties experienced by local businesses and an unexpected increase in the council's income.
(Relevant businesses to be advised in writing)
- TC2411** **To receive and consider quotations for the Council's insurance cover for the period 1st June 2020 to 31st May 2021.**
The Clerk presented his report highlighting the three quotes received through its Insurance Broker, 'Come and Company, Local Council Insurance'. The Clerk had raised several clarifications that he had not received a reply to, in time for the meeting; these related to the

cover provided from the 'escape of water' in relation to building repairs and contents and, the council's position in relation to insuring Stagholt Brook following the damage to its banks during the last 8 months of extraordinarily wet weather.

Concern was raised that the council should only engage with companies that invested ethically. Also, a question was raised with regards to whether all local events would be covered by the insurance. The Clerk stated that only those events controlled directly by the Council would be covered. All others would be supported by event organiser's own insurances.

In light of the delay in the insurer brokers responses, Council **AGREED** to delegate authority to the Clerk in consultation with the Chair and Vice Chair to accept the quotation presented by 'Pen Underwriting Limited' as detailed in the Clerk's recommendation, provided, responses to the Clerk's clarifications are considered acceptable.

TC2412 To agree responses to planning consultations from Stroud District Council

Cllr. Davies declared an interest, resident nearby, in 20/0232/FUL and did not take part in the discussion on this consultation.

Cllr. Curtis declared an interest, resident nearby, in 20/0769/FUL and did not take part in the discussion on this consultation.

Cllr. Binns declared an interest, resident nearby, in 20/0831/FUL and did not take part in the discussion on this consultation.

Cllr. Thorpe declared an interest, relation worked for the company, in 20/0658/FUL and 20/0750/FUL and did not take part in the discussion on this consultation

**20/0658/FUL A B B Limited, Oldends Lane, Stonehouse, Gloucestershire
Erection of new storage building.**

OBJECTION: The proposed location for the new storage building is very close to the site safeguarded in the Local Plan for the re-opening of a station on the Bristol line at Stonehouse (Stroud District Local Plan policy EI14: Provision and protection of rail stations and halts) and extremely close to the existing footbridge. The proposal to re-open Stonehouse Bristol Road station is still a live project with a bid being submitted in March 2020 to the Department for Transport's Restoring Your Railway Fund. The proposed site for the storage building could limit options for the design of the new station facilities. The development proposal therefore conflicts with the intention of the current Local Plan policy to facilitate a major rail transport improvement project to provide a direct link from the Stroud Valleys to Bristol, an economic and sustainable project to link a catchment area of 55,000 people with their regional capital for work, leisure, education and business.

In addition, the concerns raised by the Environmental Health Officer about impact of noise on nearby residents are supported. The site is large and it may be possible to find an alternative location for the new building.

20/0750/FUL **A B B Limited, Oldends Lane, Stonehouse, Gloucestershire.**
Extension of outdoor storage yard and erection of fencing

COMMENT: The concerns raised by the Environmental Health Officer about impact of noise on nearby residents are supported. The use of a permeable surface to the storage yard is supported.

20/0232/FUL **Land At 50A, Bath Road, Stonehouse, Gloucestershire.**
Revised Consultation: Erection of one dwelling with associated parking

COMMENT: The objections of a number of residents are noted. It is suggested that concerns regarding vehicle access to the proposed dwelling could be addressed by re-designing the access, for example, so the vehicle access is directly from the Bath Road. In addition the design of the proposed development should address residents' concerns about the loss of permeable surface & planting.

Given the progress of the Stroud District Local Plan Review, consideration should be given to ensuring that the design of the dwelling aims for zero carbon development, sustainable construction techniques and provision of renewable or low carbon energy sources in line with draft Local Plan Strategic Objective SO5: Climate Change and Environmental Limits and draft Core Policy CP8 New Housing Development.

20/0769/FUL **8 Queens Road, Stonehouse, Gloucestershire, GL10 2Q**
Demolition of former comrades club and garage blocks.
Replace with 2 flats over garage blocks and 4 terraced houses
2 flats over garage blocks and 4 terraced houses

COMMENT: Although the development is quite dense, it provides smaller unit town centre housing in line with Stonehouse Neighbourhood Plan policy H1 and there has been some effort to use reclaimed bricks if possible in the scheme. Further consideration should be given to the design of the access/parking surface to ensure it is permeable. The Design and Access Statement states that "Given the present retail use of the site the levels of existing and potential vehicular activity would be less than the existing"; however, most visitors access the site by foot not car so it is likely that the change to residential use would see an increase in vehicle movements.

Consideration should be given to ensuring that the design of the dwelling aims for zero carbon development, sustainable construction techniques and provision of renewable or low carbon energy sources in line with draft Local Plan Strategic Objective SO5: Climate Change and Environmental Limits and draft Core Policy CP8 New Housing Development

20/0831/FUL **Land Adj 96, Midland Road, Stonehouse, Gloucestershire.**
Erection of a dwelling (Revised application) S.19/1759/FUL

No observations.

20/0798/FUL **Land Adjacent To 14, Orchard Road, Ebley, Stroud.**
Erection of 5 dwellings with associated vehicle parking and landscaping

No observations.

2020/0249/ EIAS Scoping Request for the construction of up to 720 residential dwellings with associated infrastructure at Land West of Stagholt Farm, Gloucester Road, Stonehouse. Regulation 15 of the Town and Country Planning (Environment Impact Assessment) Regulations 2017 - Request for Scoping Opinion

COMMENT: The Transport section should include information on:

- **improvements to links for those on foot, cycling , driving or using public transport between the proposed development and existing settlements such as Standish and Stonehouse.**
- **enhancements to cycle paths including the route between Standish and Stonehouse on B4008**
- **public transport provision including potential contribution to new station at Stonehouse Bristol Road. There is no reference in the scoping report to rail as a form of transport which might be used by residents. The proposed development is an opportunity to contribute to a major rail transport improvement project, the reopening of Stonehouse Bristol Road station. The new station would provide a direct link from the Stroud Valleys to Bristol, an economic and sustainable project to link a catchment area of 55,000 people with their regional capital for work, leisure, education and business. It would reduce the environmental impact of commuting by car from the proposed development.**

Climate change: In Section 3, Scope of the Environmental Impact Assessment (LAND NORTH OF WEST OF STONEHOUSE, ENVIRONMENTAL IMPACT ASSESSMENT SCOPING REPORT , Pegasus Group, Page 6), Table 1 refers to Climatic Factors and states that:

“Climate change will be considered accordingly within relevant disciplines such as the Hydrology, Flood Risk and Drainage Chapter and the Biodiversity Chapter as well as in respect to alternatives considered.”

This approach is too limited. Climate change will impact on all the environmental parameters listed and should therefore be considered throughout the Environmental Impact Assessment Report. It also merits its own chapter to examine how the development will mitigate against the impact of climate change in its design (including energy sources), construction, approach to landscaping and approach to transport provision.

The scoping report should examine measures to be incorporated into the design of the development to ensure it is carbon neutral. The scoping report should provide information to assess the effectiveness of the design approach achieving zero carbon development, sustainable construction techniques and provision of renewable or low carbon energy sources in line with draft Local Plan Strategic Objective SO5: Climate Change and Environmental Limits and draft Core Policy CP8 New Housing Development.

TC2413 To note decisions on planning applications received from Stroud District Council

The following decision was noted (Town Council comment type first, N.O = No observations):

**20/0507/FUL A B B Limited, Oldends Lane, Stonehouse, Gloucestershire.
Erection of a new locker/changing room.**

N.O CONSENT

**TC2414 To receive and note the Clerk's report
Council NOTED the Clerk's report**

TC2415 To consider the publication of a Council Newsletter for the Summer

In answer to the Clerk's brief report, Cllrs felt it necessary to have a summer Newsletter but recognised that it would need to be in an Online form only. It was recommended the Communications Group lead on the edition which will include details of the work undertaken by the Town Council to support Stonehouse residents during the Coronavirus crisis and, the Council's Annual Report. Council **AGREED** for a Summer Newsletter to be designed for online publication only.

TC2416 To consider securing the further use of Painswick Parish Council's groundsman on a part time basis

Council noted the Clerk's report and **AGREED** with his recommendation: to 'reinstate the arrangement with Painswick Parish Council for the use of its Junior groundsman but for up to 3 days per week until STC's post for a 'Grounds-person' is permanently filled', providing a Risk Assessment was in place.

TC2417 To consider the formal name of the area commonly known as the rest Garden

Council noted the Clerk's report and his recommendation. Cllrs provided additional information to aid discussion on the significance of the site in relation to the Old Chapel and stated that by applying the Clerk's recommendation, the site would retain its historical reference. A question was raised as to whether the name of the garden should be consulted on; it was generally felt that the council should always be mindful of consulting residents when undertaking projects, as was the case when determining the design of the garden in 2019. It was felt however, in this case, historical relevance was a highly important factor; Cllr Leigh Binns proposed a vote to consult on the name of the garden - the vote was not carried. Council **AGREED** with the Clerk's recommendation to formally name the ground locally referred to as the Rest garden, as 'The Old Chapel Garden'.

**TC2418 To note the date of the next Town Council Meeting - Monday 8th
June 2020**